

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Evan Prochniak
Jaime Prochniak
Debtors

Case No. 18-12486-mdc
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Antoinett
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 27, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 29, 2018.
db/db +Evan Prochniak, Jaime Prochniak, 20 Guernsey Road, Swarthmore, PA 19081-1207

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 29, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 27, 2018 at the address(es) listed below:

CORY P. STEPHENSON on behalf of Debtor Jaime Prochniak cstephenson@bk-legal.com
CORY P. STEPHENSON on behalf of Debtor Evan Prochniak cstephenson@bk-legal.com
DENISE A. KUHN on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue
dkuhn@attorneygeneral.gov
JOSEPH P. KERRIGAN on behalf of Creditor Lava Funding, LLC jpklaw@msn.com,
G21030@notify.cincompass.com
JULIE M. MURPHY on behalf of The Bryn Mawr Trust Company murphy@hyandlevin.com
KARIN CORBETT on behalf of Universal Funds, LLC kcorbett@offitkurman.com,
mhines@offitkurman.com
KEVIN P. CALLAHAN on behalf of U.S. Trustee United States Trustee kevin.p.callahan@usdoj.gov
MICHAEL JASON BARRIE on behalf of Creditor CRE/ADC VENTURE 2013-1, LLC, as
successor-in-interest to NOVA BANK mbarrie@beneschlaw.com,
docket@beneschlaw.com; jhoover@beneschlaw.com; lmolinaro@beneschlaw.com
REBECCA ANN SOLARZ on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com
STEPHEN VINCENT BOTTIGLIERI on behalf of Creditor Delaware County Tax Claim Bureau
steve@bottiglierilaw.com, ecfnnotice@comcast.net
THOMAS DANIEL BIELLI on behalf of Attorney Bielli & Klauder, LLC tbielli@bk-legal.com,
cstephenson@bk-legal.com; acarrillo@bk-legal.com
THOMAS DANIEL BIELLI on behalf of Debtor Jaime Prochniak tbielli@bk-legal.com,
cstephenson@bk-legal.com; acarrillo@bk-legal.com
THOMAS DANIEL BIELLI on behalf of Debtor Evan Prochniak tbielli@bk-legal.com,
cstephenson@bk-legal.com; acarrillo@bk-legal.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WALTER WEIR, JR. on behalf of Creditor KENNETH SCHUSTER wweir@weirpartners.com,
smorris@weirpartners.com
WILLIAM EDWARD CRAIG on behalf of Creditor Daimler Trust ecfmail@mortoncraig.com,
mhazlett@mortoncraig.com; mortoncraigecef@gmail.com

TOTAL: 16

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:	:	Case No. 18-12486-mdc
	:	
EVAN PROCHNIAK AND	:	Chapter 11
JAIME PROCHNIAK,	:	
	:	
Debtors.	:	
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**STIPULATION GRANTING RELIEF FROM THE AUTOMATIC STAY
TO SECURED CREDITOR CRE/ADC VENTURE 2013-1, LLC, AND ITS
SUCCESSORS OR ASSIGNS, TO EXECUTE UPON JUDGMENT AND SCHEDULE
SHERIFF'S SALE OF REAL PROPERTY LOCATED IN DELAWARE COUNTY**

This stipulation (the "Stipulation") is entered into by and among CRE/ADC Venture 2013-1, LLC, and its successors or assigns (the "Creditor"), and Evan Prochniak and Jamie Prochniak (the "Debtors") and together with the Creditor, the "Parties"). The Parties hereby stipulate and consent as follows:

RECITALS

WHEREAS, on April 13, 2018 (the "Petition Date"), the Debtors commenced a voluntary case under chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Eastern District of Pennsylvania;

WHEREAS, on June 21, 2018, the Creditor filed a Motion for Relief from the Automatic Stay to Execute upon Judgment and Schedule Sheriff's Sale of Real Property Located in Delaware County (D.I. 58) (the "Stay Relief Motion");

WHEREAS, on August 10, 2018, the Debtors filed their response to the Stay Relief Motion (D.I. 66);

WHEREAS, a hearing is scheduled on Creditor's Stay Relief Motion for September 26, 2018 at 11:00 a.m.; and

WHEREAS, the Debtors have consented to the Creditor obtaining relief from the automatic stay pursuant to 11 U.S.C. § 362, subject to approval of this Court, to allow the Creditor

to execute upon a judgment and schedule and conduct a Sheriff's sale of real property located in Delaware County, Pennsylvania.

STIPULATION

NOW, THEREFORE, UPON THE FOREGOING RECITALS, WHICH ARE INCORPORATED AS THOUGH FULLY SET FORTH HEREIN, IT IS HEREBY STIPULATED AND AGREED BY AND BETWEEN THE PARTIES AND, UPON COURT APPROVAL HEREOF, IT SHALL BE ORDERED THAT:

1. The Creditor is hereby granted relief from the automatic stay imposed by section 362(a) of the Bankruptcy Code to allow Creditor to execute upon that certain judgment entered by the Prothonotary of the Court of Common Pleas of Delaware County, Pennsylvania, in case number cv-2018-001505, including to schedule a Sheriff's sale of Debtor's interest in real property located at 7 South Morton Avenue, Morton, PA 19070, provided that such Sheriff's sale shall not occur until after January 1, 2019.

2. The automatic stay shall otherwise remain in full effect.

3. This Court shall retain jurisdiction to hear and determinate all matters arising from or related to the implementation and enforcement of this Stipulation.

STIPULATED AND AGREED THIS 25th DAY OF SEPTEMBER, 2018

BIELLI & KLAUDER, LLC



Thomas D. Bielli (Pa. I.D. No. 202100)
Cory P. Stephenson (Pa. I.D. No. 320087)
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Telephone: (215) 642-8271


Counsel for the Debtors

BENESCH, FRIEDLANDER, COPLAN
& ARONOFF LLP

/s/ Michael J. Barrie

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Telephone: (267) 207-2947

*Counsel for Secured Creditor CRE/ADC
Venture 2013-1, LLC, and its successors or
assigns*


Magdeline D. Coleman
U.S. Bankruptcy Judge

9/24/18